

ENVIRONMENTAL REVIEW COMMITTEE REPORT

ERC MEETING DATE:	March 22, 2010		
Project Name:	Walmart Expansion		
Owner:	Peter Bonnell; Bonnell Family, LLC; 10047 Main Street #509; Bellevue, WA 98004		
Applicant/Contact:	Jeff Chambers; Pacland; 1505 Westlake Ave N, Ste# 305; Seattle, WA 98109		
File Number:	LUA10-009, ECF, SA-H		
Project Manager:	Rocale Timmons, Associate Planner		
Project Summary:	<p>The applicant is requesting Hearing Examiner Site Plan Review and Environmental (SEPA) Review for the construction of additions to the existing Walmart retail facility, which contains 134,352 square feet of retail space with an additional 9,000 square feet used for the Garden Center. The applicant is proposing 16,000 square feet of additions to the retail space and a reduction of 4,000 square feet in the Garden Center. The expansion of the facility is predominately located along the northern facade with modifications to the eastern facade. The proposal includes the re-striping of the existing surface parking lot with an expansion of the parking to the north. The expansion includes 127 additional parking stalls resulting in a total of 745 parking spaces. As part of the parking lot expansion the applicant is proposing associated landscaping and pedestrian pathways in addition to the demolition of the existing restaurant formerly known as Billy McHales. The site area is approximately 13.6 acres and is located within the Commercial Arterial (CA) and Medium Industrial (IM) zoning designations and is also located within Urban Design District D. Access for the proposal would continue to be provided via existing driveways along SW 7th Street, Rainier Ave S/SR 167, Hardie Ave S and S Grady Way. There appear to be no critical areas on-site.</p>		
Project Location:	743 Rainier Ave S	Site Area:	594,553 SF (13.6 ac)
STAFF RECOMMENDATION:	Staff Recommends that the Environmental Review Committee issue a Determination of Non-Significance - Mitigated (DNS-M).		



Project Location Map

PART ONE: PROJECT DESCRIPTION / BACKGROUND

The applicant, PACLAND, is requesting Environmental (SEPA) Review for the future construction of additions to the Renton Walmart retail store. The expansion would increase the existing building by approximately 16,000 square feet and decrease the existing garden center by approximately 4,000 square feet. The additions would be located on the northern and eastern elevations and would create the opportunity to remodel the interior of the existing store. The existing Walmart consists of an approximately 134,000 square foot building and a 9,000 square foot Garden Center. The proposal also includes an expansion of the surface parking lot, along with additional landscaping and improvements to drainage on-site as well as new façade treatments along the northern elevation. In addition to the Environmental Review, Site Plan Review before the Hearing Examiner has also been requested. The subject property is located on the west side of Rainier Ave S/SR 167 between SW 7th St and S Grady Way. A recently approved Short Plat (LUA09-158) increased the size of the project parcel from 9.9 acres to 13.6 acres. As part of the short plat the applicant is proposing the demolition of the restaurant formerly known as Billy McHales, currently sited on the north portion of the parcel. The property is zoned Commercial Arterial (CA) and Medium industrial (IM) and located within the Commercial Corridor (CC) and Employment Area Valley (EAV) land use designations.

The completed project would result in a 150,244 square foot retail building, 745 surface parking stalls and a 4,701 square-foot Garden Center. The proposed project area is predominately paved surfaces with areas of gravel just north of the existing store location. The amount of impervious area would be increased by the proposal from 515,257 square feet to 528,863 square feet. New landscaping is proposed around the perimeter of the site and within the surface parking lots. Some excavation of existing soil would be necessary for the areas of proposed expansions. The volume of the cut would be approximately 9,500 cubic yards and 9,500 cubic yards would be brought in for fill to be balanced onsite.

Access would continue to be provided via existing access easements and curb cuts along SW 7th St, Hardie Ave SW, S Grady Way and Rainier Ave S/SR 167. The proposed building would result in a lot coverage of 25.3 percent. The tallest point of the proposed additions would be the top of the parapet on the proposed trespa panel façade treatment at the center of the eastern facade; which would have a height of 32 feet and 4 inches from existing grade. The proposed expansion, on the northern facade, would have a height of 21 feet and 4 inches at the tallest point as measured from existing grade which matches the top of the existing parapet.

The applicant has requested an administrative modification in order to downsize the refuse and recycle area from the required 2,325 square feet to 30 cubic yards, as they are proposing the use of a self contained compactor which has been engineered for high volume usage. Staff has reviewed the request and issued a decision on the modification along with the SEPA Determination below in order to run the appeal periods concurrently (Exhibit 7).

There are 99 trees located onsite of which 15 are proposed for removal. There are no known critical areas on or near the site.

PART TWO: ENVIRONMENTAL REVIEW

In compliance with RCW 43.21C.240, the following environmental (SEPA) review addresses only those project impacts that are not adequately addressed under existing development standards and environmental regulations.

A. Environmental Threshold Recommendation

Based on analysis of probable impacts from the proposal, staff recommends that the Responsible Officials:
Issue a DNS-M with a 14-day Appeal Period.

B. Mitigation Measures

1. Project construction shall comply with the recommendations found in the geotechnical report prepared by Terracon, dated November 30, 2009.

2. The applicant shall comply with the Technical Information Report prepared by PACLAND, dated February 5, 2010, during project construction.
3. If pipe piles are used to support the proposed structure the applicant shall provide a noise and vibration study to the Current Planning Project Manager prior to building permit approval. The City also reserves the right to limit the days and hours of construction when pipe piles are being driven.
4. Should evidence of a historic site be found during site development, work shall be stopped and the applicant shall submit an archaeological resource survey of the site. This survey shall conform to the requirements and standards of the Washington State Office of Archaeology and Historic Preservation and must be conducted under the on-site supervision of a state-approved archaeologist. Work shall recommence when approval is received from the Office of Archaeology and Historic Preservation.
5. The applicant shall pay a Traffic Mitigation Fee in the amount of \$75.00 for each new net daily trip prior to issuance of building permits. The fee is estimated to be \$45,600.00.
6. The applicant shall pay a Fire Mitigation Fee, prior to issuance of the building permit. The fee, at \$0.52 per net square foot of new building area, has been estimated to be \$4,472.00.

C. Exhibits

Exhibit 1	Zoning and Neighborhood Detail Map
Exhibit 2	Site Plan
Exhibit 3	Landscape Plan
Exhibit 4:	North and South Elevations
Exhibit 5:	East and West Elevations
Exhibit 6:	Aerial Photo of Project Site
Exhibit 7:	Refuse and Recycle Modification Approval

D. Environmental Impacts

The Proposal was circulated and reviewed by various City Departments and Divisions to determine whether the applicant has adequately identified and addressed environmental impacts anticipated to occur in conjunction with the proposed development. Staff reviewers have identified that the proposal is likely to have the following probable impacts:

1. Earth

Impacts: The site is nearly level with average slopes at approximately 3 percent. The steepest slope on site is located in a landscape area and is approximately 20 percent. The site consists of native fine-grained soils which are generally soft to soft to medium stiff and compressible, and native granular soils which range from loose to very dense. Grading on the project site would be minimal and limited to the north and east sides of the existing store. Earthwork quantities would be approximately 9,500 cubic yards of fill and 9,500 cubic yards of haul-out. Following development impervious surface coverage will be approximately 89%.

A Geotechnical Engineering Study, prepared by Terracon dated November 30, 2009, was submitted with the project application. The recommendations in the report are based on an examination of material that occurred in two phases. The preliminary subsurface evaluation consisted of 12 borings and the final evaluation consisted of 40 borings. All borings ranged in depth from 11 ½ feet to 54 feet below existing site grades.

The report includes design recommendations for site preparation and grading, excavation, foundation support, slab-on-grade floors, drainage and pavements. The applicant is proposing to comply with the recommendations found in the geotechnical report prepared by Terracon, dated November 30, 2009. In order to limit impacts to the project site and neighboring properties staff recommends, as a mitigation measure, that project construction comply with the recommendations found in the geotechnical report prepared by Terracon, dated November 30, 2009.

Mitigation Measures: Project construction shall comply with the recommendations found in the geotechnical report prepared by Terracon, dated November 30, 2009.

Nexus: Grading, Excavation and Mining Regulations RMC 4-4-060; SEPA Environmental Regulations

2. Water

a. Storm Water

Impacts: The project site is located within the Black River drainage basin of the Duwamish-Green River Drainage watershed. The applicant submitted a "Technical Information Report," prepared by PACLAND, (dated February 5, 2010) as part of the application materials. The applicant is proposing the removal of 29,700 square foot gravel commercial pad located just north of the existing structure. It would be replaced with the expansion of store, surface parking stalls, new landscaped areas and a new bioswale. The existing parking area would not be significantly modified from its existing layout, but would include an overlay and minimal landscape island relocations. According to the Drainage Report, the increase in impervious area would be 14,544 square feet; from 514,319 to 528,863 square feet.

Existing stormwater runoff from the site flows towards multiple existing catch basins where it is collected and discharged to the existing stormwater conveyance system. The water flows to an existing biofiltration swale located in the northwestern portion of the site which was designed to treat the existing parking lot areas. The bioswale provides treatment prior to the runoff being discharged to the existing storm system in SW 7th Street.

As stated in the Technical Information Report, the proposed project improvements generate a 0.035 cfs increase in the 100-year peak flow rate. Because the post-developed peak flow is less than 0.5 cfs more than the existing peak flow, the project is exempt from flow control requirements. Any offsite runoff that currently flows onsite will continue to be conveyed via the existing storm system. The proposed conveyance system has been designed to convey runoff for the new impervious surfaces. Additional water quality treatment, in the form of a new bioswale is proposed, as the project would add more than 5,000 square feet of new pollution generating impervious surfaces.

The applicant is proposing to comply with the recommendations found in the Technical Information Report prepared by PACLAND, dated February 5, 2010 for both drainage and erosion control. In order to limit drainage and erosion impacts to the project site and neighboring properties staff recommends the applicant comply with the Technical Information Report, prepared by PACLAND, dated February 5, 2010 during project construction.

Mitigation Measures: The applicant shall comply with the Technical Information Report, prepared by PACLAND, dated February 5, 2010 during project construction.

Nexus: King County Surface Water Design Manual; SEPA Environmental Regulations

3. Environmental Health

a. Noise

Impacts: The Geotechnical Engineering Study, prepared by Terracon dated November 30, 2009, recommended the use of augercast piles in order to support the structure's foundation. In lieu of augercast pile, the study indicates that the applicant could use small-diameter steel pipe piles in order to support the structure. Noise and vibration impacts can be associated with pipe pile driving. Therefore staff recommends, as a mitigation measure, if pipe piles are used to support the proposed structure the applicant would be required to provide a noise and vibration study to the Current Planning Project Manager prior to building permit approval. The City also reserves the right to limit the day and hours of construction when pipe piles are being driven.

Mitigation Measures: If the applicant uses pipe piles in order to support the proposed structure the applicant shall provide a noise and vibration study to the Current Planning Project Manager prior to building

permit approval. The City also reserves the right to limit the days and hours of construction when pipe piles are being driven.

Nexus: SEPA Environmental Regulations

4. Historic and Cultural Preservation

Impacts: It is possible that archaeological artifacts or a historic site could be encountered during project construction. This is due to the site's proximity to former archaeological discoveries. Should evidence of a historic site be found during site development, work shall immediately cease and the Washington State of Archaeology and Historic Preservation shall be contacted at (360) 586-3065. A survey shall be submitted that conforms to the requirements and standards of the Washington State Office of Archaeology and Historic Preservation and must be conducted under the on-site supervision of a state-approved archaeologist.

In the event that cultural artifacts are found, work cannot recommence until approval is received from the Office of Archaeology and Historic Preservation.

Mitigation Measures: Should evidence of a historic site be found during site development, work shall be stopped and the applicant shall submit an archaeological resource survey of the site. This survey shall conform to the requirements and standards of the Washington State Office of Archaeology and Historic Preservation and must be conducted under the on-site supervision of a state-approved archaeologist. Work shall recommence when approval is received from the Office of Archaeology and Historic Preservation.

Nexus: SEPA Environmental Regulations

5. Transportation

Impacts: Access for the site would continue to be provided via existing access easements and curb cuts along SW 7th St, Hardie Ave SW, S Grady Way and Rainier Ave S/SR 167. There are three full access points along SW 7th St a full access along Hardie Ave SW; a right in/right out access point along Rainier Ave S/SR 167; and a full access point along SW Grady Way.

ADA crossing improvements are required to be evaluated by the Development Services Division and shall be in compliance with ADA standards when construction occurs on the site. No other street improvements would be required for the proposal.

It is anticipated that the proposed project would result in impacts to the City's street system and is anticipated to generate 608 additional daily trips. A Transportation Impact Study, prepared by the Transpo Group (dated October 2009), was submitted by the applicant and was approved by the Development Services Division. The traffic study supported the estimate for 608 additional daily trips. In order to mitigate transportation impacts, staff recommends a mitigation measure be placed on the project requiring a Transportation Mitigation Fee based on \$75.00 per net new average daily trip attributed to the project. The fee, at \$75 per trip for the 608 new daily trips anticipated, has been estimated at \$45,600.00 (608 trips x 75.00 = \$45,600.00). This fee would be payable prior to issuance of the building permit.

Mitigation Measures: The applicant shall pay a Traffic Mitigation Fee in the amount of \$75.00 for each new net daily trip prior to issuance of building permits. The fee is estimated to be \$45,600.00.

Nexus: Transportation Mitigation Fee Resolution 3100; Ordinance 4489; SEPA Environmental Regulations

6. Fire & Police

Impacts: The Fire Prevention Bureau and the Police Department have indicated they have the ability to provide service to the project provided required improvements are made and a Fire Impact Fee is assessed. The fee, at \$0.52 per net square foot of new building area, has been estimated to be \$4,472.00.

Mitigation Measures: The applicant shall pay a Fire Mitigation Fee, prior to issuance of the building permit. The fee, at \$0.52 per net square foot of new building area, has been estimated to be \$4,472.00.

Nexus: Fire Mitigation Fee Resolution 2895; SEPA Environmental Regulations

E. Comments of Reviewing Departments

The proposal has been circulated to City Department and Division Reviewers. Where applicable, their comments have been incorporated into the text of this report and/or "Advisory Notes to Applicant."

- ✓ **Copies of all Review Comments are contained in the Official File and may be attached to this report.**

Environmental Determination Appeal Process: Appeals of the environmental determination must be filed in writing on or before 5:00 PM, April 16, 2010.

Renton Municipal Code Section 4-8-110.B governs appeals to the Hearing Examiner. Appeals must be filed in writing at the City Clerk's office along with the required fee. Additional information regarding the appeal process may be obtained from the City Clerk's Office, Renton City Hall - 7th Floor, 1055 S. Grady Way, Renton WA 98057.

ADVISORY NOTES TO APPLICANT

The following notes are supplemental information provided in conjunction with the administrative land use action. Because these notes are provided as information only, they are not subject to the appeal process for the land use actions.

Planning:

1. RMC section 4-4-030.C.2 limits haul hours between 8:30 a.m. to 3:30 p.m., Monday through Friday unless otherwise approved by the Development Services Division.

Water:

1. The Water System Development Charge (SDC) is based on the size of water meter needed to service the development. The SDC is only triggered with a change or additions in number or size of meter. Fee is payable with a construction or utility permit.
2. The existing fire hydrants may need to be fitted with Stortz fittings to bring them up to current City code.

Sanitary Sewer:

1. The Wastewater System Development Charge is also based on the size of water meter needed to service the development. The SDC is only triggered with a change or additions in number or size of meter. Fee is payable with a construction or utility permit.

Surface Water:

1. The Surface Water System Development Charge is based on \$0.405 per square foot of new impervious surface area. Minimums may apply, and this fee is payable with a construction or utility permit.

Transportation:

1. Traffic mitigation fees apply at a rate of \$75.00 per additional daily trip, as calculated by the ITE manual. Fees are due with the building permit for all commercial structures. A traffic study supporting 608 daily trips was submitted.
2. ADA crossing improvements are required to be evaluated and in compliance when construction occurs on the site.

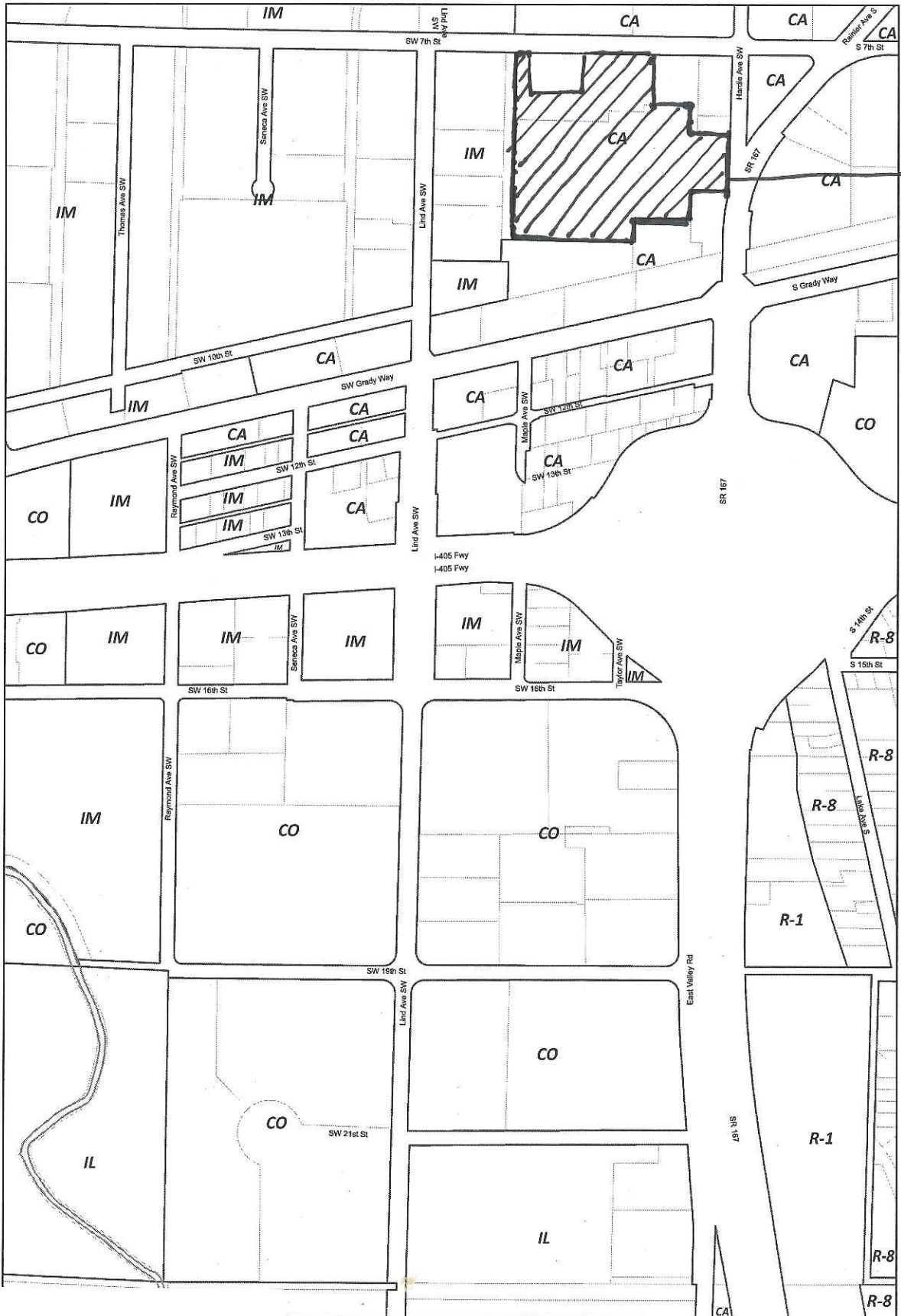
Miscellaneous:

1. Construction plan indicating haul route and hours, construction hours and a traffic control plan shall be submitted for approval prior to any permit being issued.
2. Separate permits and fees for side sewer, domestic water meter, landscape irrigation meter, and any backflow devices will be required.
3. All plans shall conform to the Renton Drafting Standards.
4. A construction permit is required for any utility work. When plans are complete, three copies of the drawings, two copies of the drainage report, a construction estimate, application, and an appropriate fee shall be submitted to the City Hall sixth floor counter.

F3 - 18 T23N R5E W 1/2

G2 - 24 T23N R4E E 1/2

G3 - 19 T23N R5E E 1/2

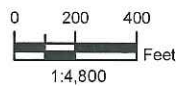
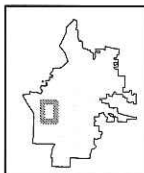


H3 - 30 T23N R5E W 1/2

EXHIBIT 1

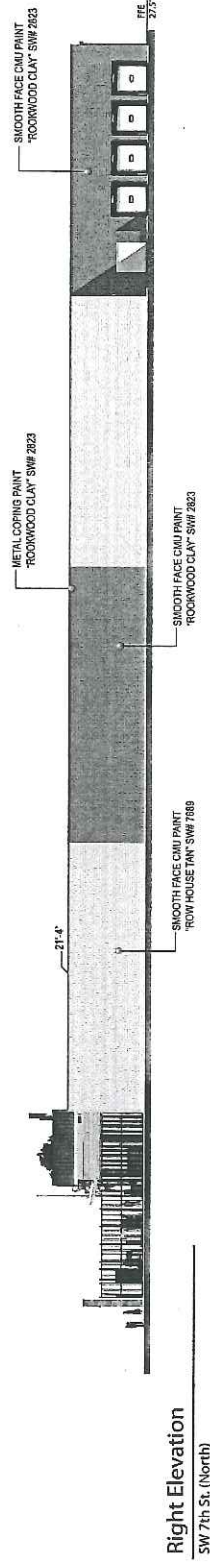
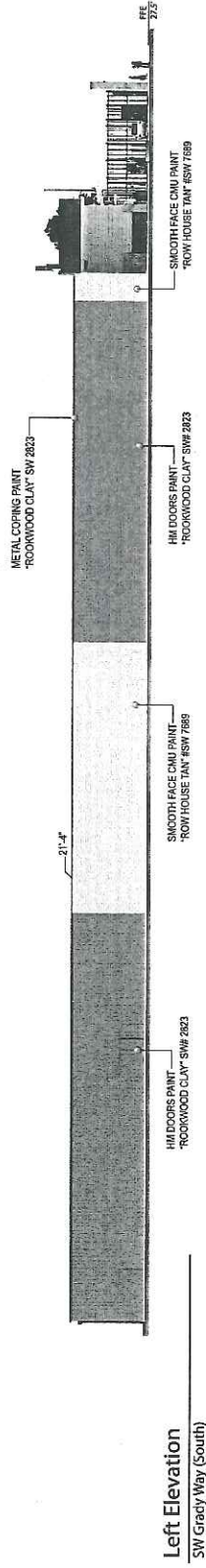
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19 T23N R5E W 1/2



FEB - 8 2010

RECEIVED



February 8, 2010

#2516 RENTON, WA

Elevations

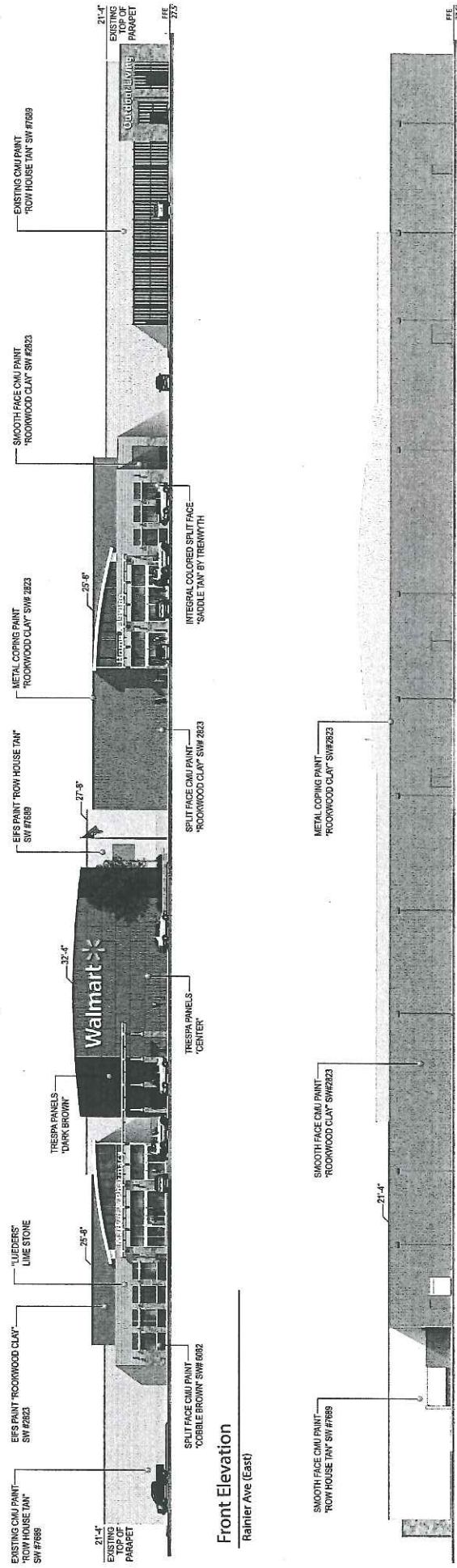
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FOR ALL REVIEW - CLIENT APPROVED
Building images shown are an artistic representation
of the proposed project. Actual colors or materials may vary
slightly from those shown. Please refer to the project
specifications for more information.

EXHIBIT 4

FEB - 8 2010

RECEIVED

Rear Elevation
(West)

February 8, 2010

#2516 RENTON, WA

Elevations

FOR A/R REVIEW - CLIENT APPROVED
Building images shown are an artistic representation of the design intent. Actual color or materials may vary from those shown due to final design detailing.
R027 2004 02/25/04



Walmart Expansion LUA10-009



Legend

- Jurisdictions
- Lakes and Rivers
- Parcels
- Street Names
- Rights of Way
- Streets
- Roads
- Aerial (June 2009)
- Red: Band_1
- Green: Band_2
- Blue: Band_3

SITE

1:1,932
@ 8.5" x 11"

Notes

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may not be
se reliable.
/IGATION

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Tr
is

City of Renton, Washington

EXHIBIT 6



March 25, 2010

EXHIBIT 7

Usunobun Osaigie
Larry D. Craighead
211 N. Record St, Ste 222
Dallas, TX 75202

Subject: **Walmart Expansion Modification Request**
743 Rainier Ave S
File No. LUA10-009, SA-H, ECF

Dear Mr. Maison:

This letter is sent in response to your March 4, 2010 request for modifications from the City's Refuse and Recyclables regulations (RMC 4-4-090). The request was included as part of the land use application for the expansion of the Renton Walmart location.

Summary of Request

The applicant is requesting Hearing Examiner Site Plan Review and Environmental (SEPA) Review for the construction of additions to the existing Walmart retail facility, which contains 134,352 square feet of retail space with an additional 9,000 square feet used for the Garden Center. The applicant is proposing 16,000 square feet of additions to the retail space and a reduction of 4,000 square feet in the Garden Center. The expansion of the facility is predominately located along the northern facade with modifications along the eastern facade. The proposal includes the re-striping of the existing surface parking lot with an expansion of the lot to the north. The expansion includes 127 additional parking stalls resulting in a total of 745 parking spaces. As part of the parking lot expansion the applicant is proposing associated landscaping and pedestrian pathways in addition to the demolition of the existing restaurant formerly known as Billy McHales. The site area is approximately 13.6 acres and is located within the Commercial Arterial (CA) and Medium Industrial (IM) zoning designations and is also located within Urban Design District D. Access would continue to be provided via existing driveways along SW 7th Street, Rainier Ave S, Hardie Ave S and S Grady Way. There appear to be no critical areas on-site. The applicant is proposing a 1,080 square foot area for recyclable deposits and a 30 cubic yard area for refuse deposits. An administrative modification has been requested in order to reduce the refuse deposit area from 1,502 square feet to 30 cubic yards.

Section 4-4-090.F allows the Administrator to grant modifications from the refuse and recyclable standards for individual cases, provided the modification meets the following criteria (pursuant to RMC 4-9-250.D.2):

- a. Will meet the objectives and safety, function, appearance, environmental protection and maintainability intended by the Code requirements, based upon sound engineering judgment; and
- b. Will not be injurious to other property(ies) in the vicinity; and

- c. Conform to the intent and purpose of the Code; and
- d. Can be shown to be justified and required for the use and situation intended; and
- e. Will not create adverse impacts to other property(ies) in the vicinity.

Background

The applicant, Larry D. Craighead Architects, has requested a modification from the City's Refuse and Recyclable Standards (RMC 4-4-090.E) in order to reduce the size of the required refuse deposit area. Retail developments, require a minimum of 5 square feet per every 1,000 square feet of building gross floor area for recyclable deposit areas and a minimum of 10 square feet per 1,000 square feet of building gross floor area for refuse deposit areas. The applicant is proposing a 1,080 square foot area for recyclable deposits and a 30 cubic yard area for refuse deposits. The code applies in this instance due to the proposed expansions of the facility which would require a 751 square foot deposit area for recyclables ($751 \text{ SF} = 5 \times 155,244/1,000 \text{ SF}$) and a 1,502 square foot deposit area for refuse ($1,502 = 10 \times [155,244/1,000 \text{ SF}]$). The proposed recyclable deposit area complies with Renton Municipal Code. However, the proposed refuse deposit area is less than the minimum required. Therefore, a modification request has been made on behalf of Walmart.

Analysis

- a) **Will meet the objectives and safety, function, appearance, environmental protection and maintainability intended by the Code requirements, based upon sound engineering judgment.**

If approved, the size of the refuse deposit area would be a reduction from the 1,502 square feet required to a 30 cubic yard area. The applicant contends that a reduction in the required size of the refuse deposit area is appropriate due to the use of a compactor which has been engineered for high volume usage. The applicant contends the self contained compactor would reduce refuse pickup while eliminating fluid seepage and minimizing odors thus meeting the objectives of the refuse and recyclable standards.

Staff concurs the requested modification conforms to the intent and purpose of the refuse and recyclable standards by providing adequate refuse deposit areas in the amount necessary for the Walmart.

- b) **Will not be injurious to other property(ies) in the vicinity.**

The applicant contends the proposed refuse deposit area and use of the self contained compactor would be adequate for the expanded facility. Staff concurs, the proposed refuse and recyclable deposit areas would provide adequate space to handle the needs for the existing and proposed facility. It is not anticipated that the approval of a modification to permit a 30 cubic yard compact refuse deposit area, as opposed to 1,502 square foot conventional space, would be injurious to other properties in the vicinity.

- c) **Conform to the intent and purpose of the Code.**

See discussion under criterion "a)" above.

- d) **Can be shown to be justified and required for the use and situation intended.**

The refuse and recyclable standards (RMC 4-4-090.E) require a minimum of 10 square feet per 1,000 square feet of building gross floor area be provided for refuse deposit areas. The applicant contends and staff concurs; that based upon the use of a compactor, which has been engineered for high volume usage, it is anticipated the reduction of the required deposit areas is considered to be reasonable.

- e) **Will not create adverse impacts to other property(ies) in the vicinity.**

As stated under criterion "a)" & "b)", the proposed reduction of the refuse deposit area should not create adverse impacts to other properties in the vicinity of the retail store.

Decision

The refuse and recyclable deposit area modification for the Walmart Expansion is hereby **approved**.

Appeal Process: Appeals of this administrative decision must be filed in writing on or before 5:00 p.m. April 16, 2010. Appeals must be filed in writing, together with the required \$75.00 application fee, with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by City of Renton Municipal Code Section 4-8-110.B. Additional information regarding the appeal process may be obtained from the Renton City Clerk's Office, (425) 430-6510.

If you have questions regarding this decision feel free to contact Rocale Timmons, Associate Planner, at (425) 430-7219.

Sincerely,



C.E. "Chip" Vincent, Director
Planning Division

3/25/10
Date

cc: Jennifer Henning, Planning Manager
Parties of Record
Yellow File